



# MANTONS

ESTATE AGENTS

## 5 Bedroom Detached for Sale - Offers in Excess of £600,000

Smithcombe Close, Barton Le Clay, Bedfordshire, MK45 4PL



### KEY FEATURES:

- SPACIOUS DETACHED FAMILY HOME • FIVE BEDROOMS • EXTENDED TO THE REAR & CONVERTED GARAGE • EN SUITE & DRESSING ROOM TO MAIN BEDROOM • THREE RECEPTION ROOMS • KITCHEN/BREAKFAST ROOM & UTILITY ROOM • FAMILY SHOWER ROOM & CLOAKROOM • POPULAR VILLAGE OF BARTON LE CLAY

## Description

MANTONS ESTATE AGENTS are thrilled to present this beautifully appointed & generously proportioned five-bedroom extended detached family home, situated in the sought-after 'Grange Farm' development within Barton Le Clay village.

Boasting over 1650 sqft of living space, the property has been thoughtfully extended, including a partial garage conversion. Highlights include a spacious 20ft lounge, 16ft kitchen/diner featuring French doors opening onto the rear garden and a recently refitted en suite shower room accompanied by a dressing room in the master bedroom.

In summary, the property features an entrance hall with stairs leading to the first floor, cloakroom, family room, lounge flowing seamlessly into the dining room & conservatory, a well-appointed kitchen/diner with French doors opening onto the rear garden and a utility room. Upstairs, there are five generously sized bedrooms & a shower room, with the master bedroom boasting a refitted en suite shower room & dressing room.

Additional benefits include double glazed windows & doors, gas central heating serviced by a replacement boiler, driveway and a secluded West facing rear garden complete with a lawn area.

Don't miss out on the opportunity to view this impressive home & #8211; contact Mantons Estate Agents to arrange a viewing or to obtain further information.

Smithcombe Close resides at the heart of the esteemed 'Grange Farm' development in Barton-Le-Clay village. Situated just a stroll away from an extensive range of amenities, including the Coop supermarket, doctors, pharmacies, restaurants, and public houses. Scenic walks around Barton Springs and a local bus service are conveniently accessible. Moreover, the residence offers easy access to Harlington ThamesLink station and the M1 motorway. School catchments include Ramsey Lower, Arnold Middle, and Harlington Upper.

## Additional Information

EPC Rating - TBC. Council Tax Band - F. 1663 sqft (Approx).

